

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No.02038  
Hartland's Cardinal Heights 2<sup>nd</sup> Addition

**DATE:** February 20, 2003

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** March 5, 2003

**PROPOSAL:** A final plat consisting of 46 lots and one Outlot.

**LAND AREA:** 16.32 acres

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b>RECOMMENDATION:</b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot A, Hartland's Cardinal Heights 1<sup>st</sup> Addition, located in Section 18, T10N, R6E, Lincoln, Lancaster County, Nebraska

**LOCATION:** NW 54<sup>th</sup> St. and W. Partridge Lane

**APPLICANT:** Duane Hartman  
Hartland Homes  
P.O. Box 22787  
Lincoln, NE 68542  
(402) 477-6668

**OWNER:** same as applicant

**CONTACT:** Lyle Loth  
ESP  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512  
(402) 421-2500

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	R-3	Residential
South:	AG	Agriculture
East:	R-3	Residential
West:	R-3	Undeveloped

**HISTORY:**

Cardinal Heights 1<sup>st</sup> Addition Preliminary Plat was approved by Planning Commission on February 6, 2002 and adopted by City Council on March 18, 2002.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for escrow of Security fund has been accepted for the completion of sidewalks, street trees, street signs and setting permanent monuments.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

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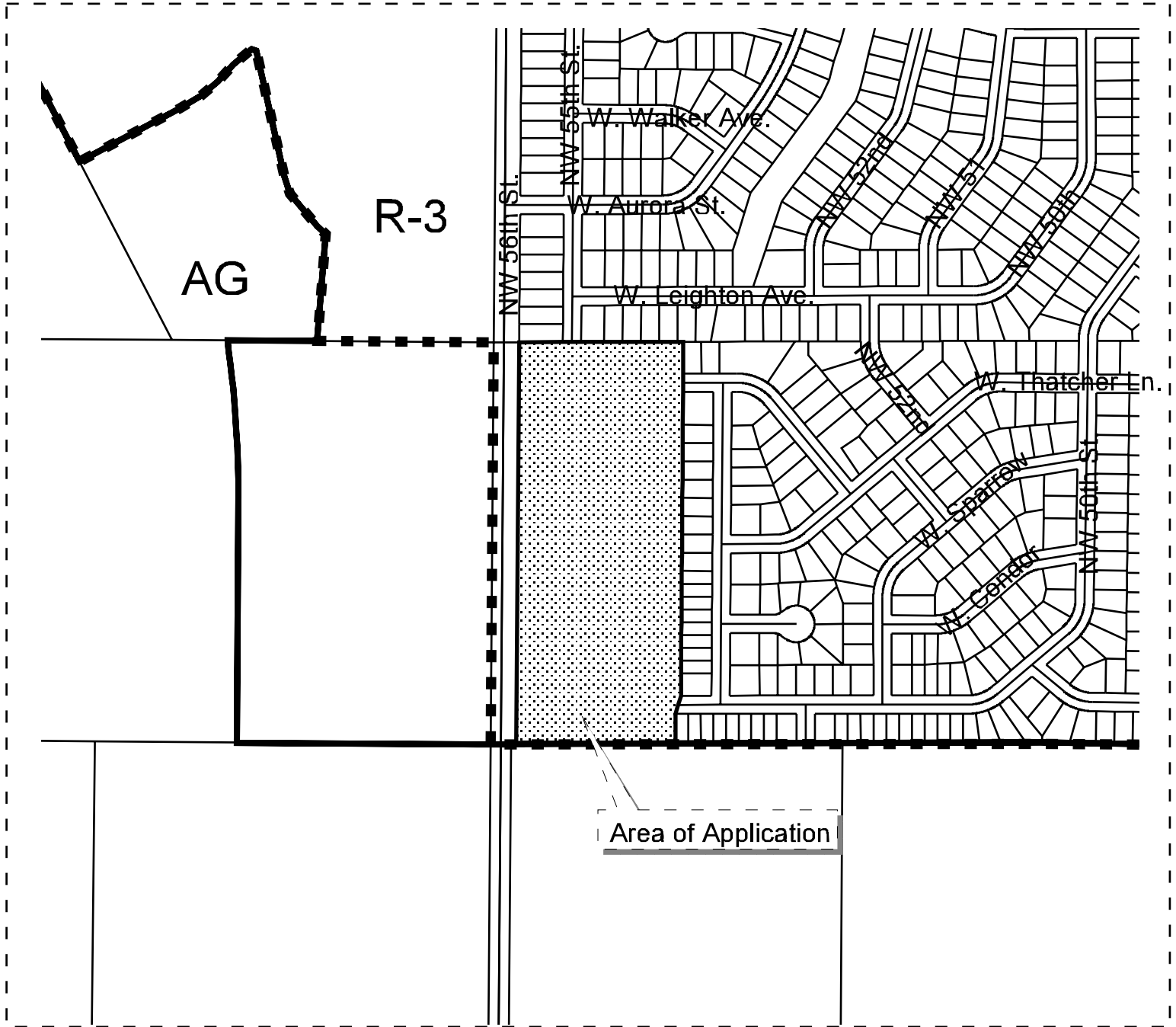
Tom Cajka  
Planner

attachments: Information from the applicant.  
Technical information.



**Final Plat #02038**  
**Cardinal Heights 1st Add**  
**NW 56th & Leighton Ave.**



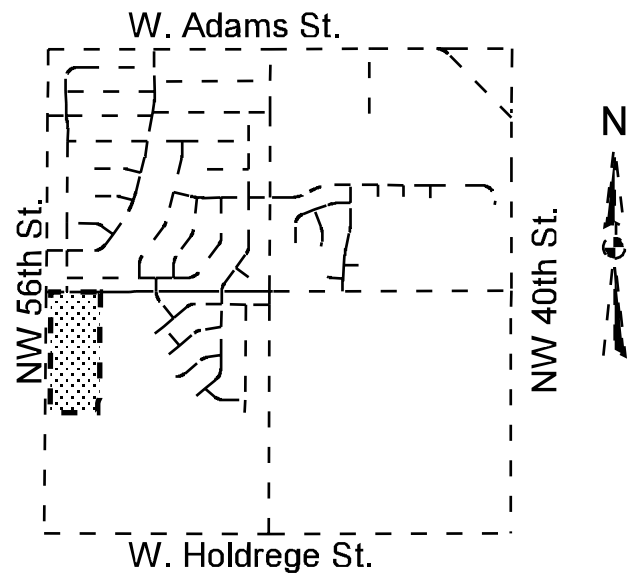
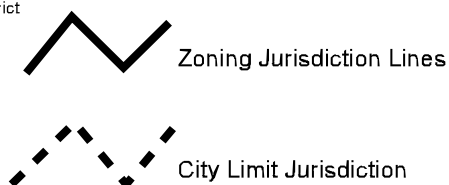


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**Cardinal Heights 1st Add**  
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**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 18 T10N R6E



# HARTLAND'S CARDINAL HEIGHTS 2ND ADDITION

BASED ON CARDINAL HEIGHTS  
1ST ADDITION PRELIMINARY PLAT \*01017

